

**BURY COUNCIL**  
**DEPARTMENT OF OPERATIONS**

REF NO: 22/365

FROM: Head of Engineering

TO: Head of Development Management

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Planning Application No: 69085

Location: 63 Stanley Road, Radcliffe, Manchester, M26 4HG

Development: Single storey front extension with pitched roof

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**RECOMMENDATION**

I recommend that any planning permission given shall include the following conditions:

1. The reinstatement of the redundant footway crossing to adjacent footway levels and redundant driveway indicated on the approved plan reference MMD096.10.22.05 shall be implemented to the satisfaction of the Local Planning Authority prior to the extension hereby approved being brought into use.
2. Following the construction of the extension hereby approved there shall be no parking to the front garden or the now redundant drive.
3. The development hereby approved shall not be commenced unless and until facilities for the storage of construction materials have been provided within the curtilage of the site to the satisfaction of the Local Planning Authority. The facilities shall be retained for the intended purpose and the area identified shall not be used for any other purposes other than the storage of construction materials for the duration of the construction period.

**Reasons**

1. To secure the satisfactory development of the site in terms of highway safety and maintain the integrity of the adopted highway.
2. There would be inadequate space to maintain a vehicle clear of the highway in the interests of road safety pursuant to Policy H2/3 - Extensions and Alterations of the Bury Unitary Development Plan and associated Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
3. To maintain the integrity of the adopted highway and ensure adequate off street materials storage arrangements for the duration of the construction period, in the interests of highway safety.

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### **Comments and Observations**

The applicant's attention is drawn to the need to consult the Department of Operations regarding the specification for and implementation of the works to reinstate the redundant footway crossing to adjacent footway levels. The cost of the works will be the responsibility of the applicant. (N004 Amended)

Date: 26 January 2023

Signed: **A Southgate**  
**(pp) Head of Engineering**

**HIGHWAYS ASPECTS ONLY**